



**Town of Arlington, Massachusetts**  
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## **Building Committee Minutes 02/07/2012**

TOWN OF ARLINGTON  
MINUTES  
COMMITTEE MEETING  
PERMANENT TOWN BUILDING COMMITTEE  
Tuesday, February 7, 2012

PRESENT: John Cole, Adam Chapdelaine, Mark Miano, Suzanne Robinson, Michael Boujoulian, Bill Shea, Diane Johnson

ABSENT: Jeff Thielman

Guests: Eric Ammondson - Ammondson Architects  
Greg Doelp - Simpson Gumpertz Heger  
Capt. Flaherty - Community Safety

Meeting was called to order at 7:30PM.

### **Community Safety**

Mr. Doelp gave a detailed explanation of the challenges facing our committee regarding water leakage at the Community Safety Building. They are particularly concerned about the public meeting room leaks that they have not be able to duplicate which may require additional work during the repair project. The committee unanimously recommended that the best lock system be used.

### **Stratton School**

Mark Miano gave an update on the project and it is substantially complete, a couple of punch list items need to be finished. The committee reduced the final payment by \$6,000 until these items are finished.

### **The following invoices have been approved:**

Stratton School  
Unicorn \$79,611.90  
PMA \$320.00

### **Ammondson Architects notes:**

1. Project Update. Mr. Ammondson gave an update on the status of the project. Construction Documents (drawings and specifications) are being finalized prior to being printed at the end of the month for bidding in March.
2. Estimated Construction Schedule. Adam C. confirmed the project is budgeted for \$2,240,000 in the Capital Plan.

3. Proprietary Specifications. The PTBC unanimously voted to use Best lock cores as a proprietary item for door hardware in keeping with the Town's standards.

4. Bid Dates. Bid dates have been coordinated with Domenic Lanzillotti. Filed sub bids will be due 3/28/12 and general bids 4/10/12.

5. Project Review. Mr. Ammondson gave an overview of the process utilized for the development of the drawings and specifications, whereby Ammondson developed the drawings and SGH reviewed them at key stages. SGH is performing their final review and Ammondson is completing the drawings and specifications. Mr. Doelp noted that their investigation did not reproduce the cause of the leakage in the ceiling of the Community Room. The work in this area being performed is necessary and it is possible that once the parapet cap flashing is removed, that additional work will be uncovered that needs to be performed or that the body of the roof may leak. If the existing roof leaks, this should be covered by the warranty. The PTBC directed the design team to identify several wall areas at the parapet that should have test openings made by the contractor early in the project in case additional work is uncovered. Ammondson will also carry unit prices for additional masonry and through wall flashing work. Other potential unknown defects are the condition of the dampproofing on the outer surface of the inner wall at the building exterior including at the antennae tower shaft. All sample openings show this system to be in good condition but Mr. Doelp noted that we cannot see the entire system from sample openings.

6. Construction Administration services. Mr. Ammondson presented a CA labor budget with SGH providing a similar level of services as performed on the Phase 1 project. Without a part-time construction monitor, the proposed labor budget is \$180,000. Part time construction monitoring would add \$40,000 to the budget. Witnessing air and water testing by the contractor would add \$7,000. With both options, the proposed CA budget is \$227,498. The PTBC agreed to take this proposal under advisement for further review.

7. Next meeting. Was not discussed.

Adjourned at 8:45 PM

Respectfully submitted,

Bill Shea